

14/18 Currie Crescent, Kingston, ACT, 2604



Apartment For Sale

Friday, 9 August 2024

14/18 Currie Crescent, Kingston, ACT, 2604

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment

Stunning ground floor home.

Perfectly located with Telopea Park at your doorstep, this is a rare opportunity to secure prestige living along Canberra's prettiest park. The fashionable Kingston shopping precinct with some of Canberra's finest restaurants, bars and boutiques is at your backdoor and a leisurely stroll takes you to Manuka, Lake Burley Griffin and Kingston Foreshore. Canberra's leading cultural institutions, Parliament House and many Government agencies are close by. This outstanding location offers easy access to the other wonderful benefits of the Inner South and central Canberra.

Stepping inside you will find an architecturally unique and solidly built home that is filled with natural light from both sides and a generously sized floorplan to match. The property is in mostly original yet good condition and therefore is a perfect canvas to either move in or renovate into your forever home. The living area flows perfectly onto the large courtyard that is immaculately landscaped and a fantastic place to entertain.

This property would be ideal for a young family or a downsizer looking to secure a truly unique offering to the market in a tightly held complex that was designed by Gary Willemsen.

In Summary:

- Located across from Telopea Park
- Walking distance to Kingston Shops, Kingston Foreshore, Manuka and Lake Burley Griffin
- Stunning courtyard
- Flooded with afternoon sun
- Spacious floorplan
- Solid construction
- Reverse cycle air conditioning
- Level entry with no stairs into the courtyard & unit

Figure Summary (all approximate):

- 82m² internally + 33m² externally
- Body corporate: \$1100 p.q
- General rates: \$810 p.q
- Water & sewerage: \$190 p.q
- Land tax (if rented): \$1030 p.q